116.0	0001	0018.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	795,600	/	795,600
USE VALUE:	795,600	/	795,600
ASSESSED:	795,600	/	795,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
246		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUCKER WILLIAM J
Owner 2:	
Owner 3:	
Street 1:	246 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,685 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1932, having primarily Vinyl Exterior and 2360 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5685.000	381,300	900	413,400	795,600
Total Card	0.131	381,300	900	413,400	795,600
Total Parcel	0.131	381,300	900	413,400	795,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.15 | /Parcel: 337.1

Legal Description

User Acct

74314

GIS Ref

GIS Ref

Insp Date

09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 116.0-0001-0018.A

!8991!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,400	900	5,685.	413,400	795,700	795,700	Year End Roll	12/18/2019
2019	101	FV	294,900	900	5,685.	419,300	715,100	715,100	Year End Roll	1/3/2019
2018	101	FV	322,400	0	5,685.	313,000	635,400	635,400	Year End Roll	12/20/2017
2017	101	FV	322,400	0	5,685.	283,500	605,900	605,900	Year End Roll	1/3/2017
2016	101	FV	322,400	0	5,685.	271,700	594,100	594,100	Year End	1/4/2016
2015	101	FV	305,300	0	5,685.	230,300	535,600	535,600	Year End Roll	12/11/2014
2014	101	FV	305,300	0	5,685.	218,500	523,800	523,800	Year End Roll	12/16/2013
2013	101	FV	305,300	0	5,685.	207,900	513,200	513,200		12/13/2012

PRINT

Date	Time
12/10/20	23:31:02

LAST REV

Date	Time
10/03/19	16:59:10
mmcmakin	
8991	

USER DEFINED

Prior Id # 1:	74314
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WANG BAOPING	29033-5		8/31/1998		270,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2015	1627	Solar Pa	1,768					
5/4/2015	428	Insulate	1,709					
12/3/2010	2357	Redo Kit	32,000					
12/9/2003	1036	New Wind	2,260					
3/6/2002	119	Redo Bat	20,000	C				REMODEL BATH-REPLA

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	MEAS&NOTICE	BS	Barbara S
3/31/2009	Meas/Inspect	163	PATRIOT
2/11/2000	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5685		Sq. Ft.	Site		0	70.	1.04	5									413,386						413,400	

Total AC/HA: 0.13051 | Total SF/SM: 5685 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,386 | Spl Credit | Total: 413,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.21360707
Const Adj.:	0.98500049
Adj $ / SQ:	125.517
Other Features:	116128
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427491
Depreciation:	46169
Depreciated Total:	381322

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

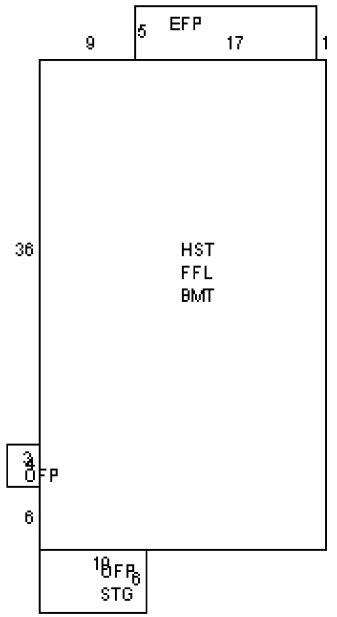
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.52
Special Features:	0	Val/Su Net:	114.78
Final Total:	381300	Val/Su SzAd	204.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,242	55.730	69,216
FFL	First Floor	1,242	125.520	155,893
HST	Half Story	621	125.520	77,946
EFP	Enclos Porch	85	58.370	4,961
OFP	Open Porch	72	38.830	2,795
STG	Storage	60	9.190	552

Net Sketched Area:	3,322			Total:	311,363
Size Ad	1863	Gross Are	3943	FinArea	2360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 116.0-0001-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	24X12	A	AV	2000	3.55	T	15.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900